009.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	916,600 / 916,600
					USE VALUE:	916,600 / 916,600
					ASSESSED:	916,600 / 916,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOZELIAN JOHN & SILVA N	
Owner 2:		
Owner 3:		
Street 1:	8 CHESWICK ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: N
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,754 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2592 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6754.000	413,600	4,900	498,100	916,600
Total Card	0.155	413,600	4,900	498,100	916,600
Total Parcel	0.155	413,600	4,900	498,100	916,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.65 | /Parcel: 353.6

Legal Description

User Acct 7860

GIS Ref

GIS Ref

Insp Date 10/06/17

Entered Lot Size

Total Land:

Land Unit Type:

!841!

PREVIOUS ASSESSMENT

Parcel ID 009.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	413,900	4900	6,754.	498,100	916,900	916,900	Year End Roll	12/18/2019
2019	104	FV	321,600	4900	6,754.	529,200	855,700	855,700	Year End Roll	1/3/2019
2018	104	FV	321,600	4900	6,754.	386,000	712,500	712,500	Year End Roll	12/20/2017
2017	104	FV	301,400	4900	6,754.	336,200	642,500	642,500	Year End Roll	1/3/2017
2016	104	FV	301,400	4900	6,754.	286,400	592,700	592,700	Year End	1/4/2016
2015	104	FV	268,600	4900	6,754.	280,200	553,700	553,700	Year End Roll	12/11/2014
2014	104	FV	268,600	4900	6,754.	230,400	503,900	503,900	Year End Roll	12/16/2013
2013	104	FV	279,500	4900	6,754.	219,200	503,600	503,600		12/13/2012

PRINT

Date	Time
12/10/20	16:33:13

LAST REV

Date	Time
10/16/17	09:33:12
ekelly	
841	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15751-25		8/1/1984		125,000	No	No		Y

USER DEFINED

Prior Id # 1:	7860
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2012	182	Manual	12,497	C				insulate exterior
8/11/1999	514	Manual	1,500					REPAIR PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
5/20/2009	Measured	189	PATRIOT
10/27/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6754		Sq. Ft.	Site		0	80.	0.92	1									498,094						498,100	

Total AC/HA: 0.15505 | Total SF/SM: 6754 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 498,094 | Spl Credit | Total: 498,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08245468
Const Adj.:	0.97272485
Adj $ / SQ:	178.998
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	642166
Depreciation:	228611
Depreciated Total:	413555

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

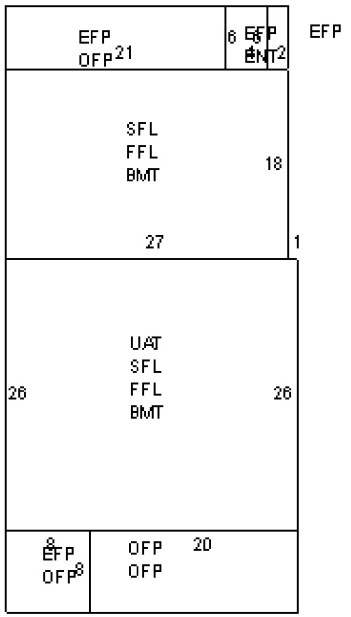
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.00
Special Features:	0	Val/Su Net:	90.23
Final Total:	413600	Val/Su SzAd	170.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,214	53.700	65,191
FFL	First Floor	1,214	179.000	217,304
SFL	Second Floor	1,214	179.000	217,304
OFP	Open Porch	510	19.200	9,790
EFP	Enclos Porch	226	38.200	8,633
UAT	Upper Attic	182	119.930	21,827
ENT	ENTRY	24	25.680	616
	Net Sketched Area:	4,584	Total:	540,665
Size Ad	2428	Gross Are	5130	FinArea 2592

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 009.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1920	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900